

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10120 National Broadcasting Company, Inc., appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered on September 23, 1969:

EFFECTIVE DATE OF ORDER - November 16, 1970

ORDERED:

That the appeal for a variance from the use provisions of the R-1-B District to permit second floor addition to radio and television studio and offices at 4001 Nebraska Avenue, N.W., Lot 1, Square 1722, be granted.

FINDINGS OF FACT:

1. Applicant's property consists of approximately 7.25 acres of land in an irregular panhandle-shaped lot. The property is bounded on the west, south and east by the United States Naval Reservation and on the north by the headquarters of the Presbyterian Church.

2. In B.Z.A. Appeal No. 8234, this Board granted a use variance for a one-story addition on the southern side of the existing building.

3. Applicant, in this appeal, proposes to add a second floor to the addition containing a floor area of approximately 8,140 square feet, as shown on site plan marked Exhibit No. 21.

4. The Board originally granted a variance to permit the studio transmission and office facilities on the subject property in Appeal No. 4159 and in Appeal No. 5494 granted a variance to permit continuation and enlargement of off-street parking facilities.

5. Applicant states that the existing facilities must be expanded to accommodate activities needed to serve the public.

6. Applicant bases the hardship in this case upon the unusual and peculiar shape of the lot and the fact that it is almost land-locked by institutional-type uses. Its sole access is through a narrow, 20-foot wide driveway to Nebraska Avenue which extends a distance of over 300 feet.

7. The Board has found in the three cases referenced above that the subject site may not be feasibly developed in accordance with the R-1-B Zoning Regulations.

8. Applicant submits that by reason of the isolation of the site and the surrounding uses, no adverse effect will result to the surrounding area.

9. The new floor will provide offices for a total of approximately 55 employees.

10. No opposition was registered at the Public Hearing to the granting of the appeal.

OPINION:

The Board finds that applicant has established a hardship within the meaning of the Regulations by reason of the peculiar shape and size of the lot. Additionally, by reason of the isolation of the site and surrounding uses, the Board is of the opinion that the relief can be granted without detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan as embodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.